

LAKE COUNTY ZONING BOARD

April 6, 2005

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, April 6, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, April 26, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
April 6, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 26, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#38-05-5	Philip Mastrosimone Jr. Steven J. Richey, P.A.	1	#40-05-Z
PH#26-05-2	Jack Amon Lake Apopka Sound c/o June Engineering Consultants	2	#32-05-Z
PH#27-05-5	Sterling Trust Co Green Acres Land Development	3	#36-05-Z
PH#31-05-4	Denise Robinson & Nathan Korliker	4	#44-05-Z
PH#30-05-2	Leonard H. Baird, Jr., Trs. Cecelia Bonifay, Esq.	5	#47-05-Z
PH#34-05-3	Kerry Wrobel / Jayson Stringfellow	6	#45-05-Z
PH#29-05-1	Willie & Birdie Mitchell	7	#37-05-Z
PH#16-05-1	Steve Donahue & Mike Ross	8	#17-05-CP/AMD
PH#33-05-2	Robert A. Mandell Orange Tree Subdivision	9	#46-05- PUD/AMD
PH#32-05-3	David Gay / Grass Roots AirPark	10	#43-05-PUD/AMD
PH#13-05-1	ACA Academy, Pat Armentano Steven J. Richey, P.A.	11	#1-05-CFD
CUP#05/4/2-4	FDEP, Recreation & Parks Michael Kinnison, Park Planner Rock Springs Run State Park	12	#33-05-CUP
PH#39-05-3	Adalbert Rios Steven J. Richey, P.A.	13	#41-05-CP/AMD
CUP#05/4/1-5	Harbor Hills Development, LP Steven J. Richey, P.A.	14	#42-05-CUP
PH#37-05-3	Gary & Carole I. Scherb	15	#39-05-MP

TRACKING NO.: #04-05-Z

CASE NO: PH#38-05-5

AGENDA NO: # 1

OWNER: Philip Mastrosimone Jr.

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Lady Lake area – Property lying N of Lake Griffin Road and E of Hammond Road.
(15-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-1 (Rural Residential) for residential development.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 10

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #32-05-Z

CASE NO: PH#26-05-2

AGENDA NO: #2

OWNER: Jack Amon, Lake Apopka Sound

APPLICANT: June Engineering

GENERAL LOCATION: Montverde area – Property lying N of the Florida Turnpike and approximately ½ mile E of CR 455. (24/25-22-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-2 (Estate Residential) for single-family residential development.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 75 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #36-05-Z

CASE NO: PH#27-05-1

AGENDA NO: #3

OWNER: Sterling Trust Co.

REPRESENTATIVE: Green Acres Land Development

GENERAL LOCATION: Leesburg area – Property lying E of Gray's Airport Rd and South of Lake Hiawatha Drive. (26-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-3 (Medium Residential) for single-family residential development.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 30 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #44-05-Z

CASE NO: PH#31-05-4

AGENDA NO: #4

OWNER(S): Denise Robinson and Nathan Korliker

GENERAL LOCATION: Grand Island area – Property lying at the SW'ly corner of Deer Meadow Lane/Donovan Lane and South Fish Camp Road. (32-18-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-3 (Medium Residential) for residential development.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #47-05-Z

CASE NO: PH#30-05-2

AGENDA NO: #5

OWNER: Leonard H. Baird, Jr., Trs

APPLICANT: Cecelia Bonifay, Esq.

GENERAL LOCATION: South Lake County area – Property lying E of Lake Louisa Road and the Estates At Lake Susan and NW'ly of The Oranges subdivision. (6-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for single-family residential development.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 22 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #45-05-Z

CASE NO: PH34-05-3

AGENDA NO: #6

OWNER: Kerry Wrobel / Jayson Stringfellow

GENERAL LOCATION: Yalaha area – Property lying S of CR 48 and E of Bloomfield Ave. (16/21-20-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for single-family residential development.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 50+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #37-05-Z

CASE NO: PH#29-05-1

AGENDA NO: #7

OWNER: Willie & Birdie Mitchell

GENERAL LOCATION: Leesburg area – Property lying NW'ly of CR 44 and Variety Rd (non county-maintained road) and S of Hickory Hollow Rd. (3-19-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to C-1 (Neighborhood Commercial) to allow for future commercial uses

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 3.8 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #17-05-CP/AMD

CASE NO: PH#16-05-1

AGENDA NO: #8

OWNER: Steve Donahue & Mike Ross

GENERAL LOCATION: Bassville Park area – Property lying E of Haines Cree Rd / CR 473 and N of US Hwy 441 and to the W of Ironwood Avenue. **(24-19-25)**

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend CP Ordinance #39-82 to allow the use of a used car sales with the existing automobile repair facility.

EXISTING ZONING: CP (Planned Commercial)

SIZE OF PARCEL: 1+/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #46-05-PUD/AMD

CASE NO: PH#33-05-2

AGENDA NO: #9

OWNER: Greater Construction

REPRESENTATIVE: Robert A. Mandell

GENERAL LOCATION: South Lake County – Property located within the Orange Tree subdivision, an out-parcel N of Holly Grove Blvd, E of US 27/SR 25. (15-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ordinance #2004-31, to utilize the parcel for 45 single-family residential use rather than commercial uses, and to revise the buffers associated with the commercial development, within Phase 6 of this project.

EXISTING ZONING: PUD

SIZE OF PARCEL: 190+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #43-05-PUD/AMD

CASE NO: PH#32-05-3

AGENDA NO: #10

OWNER: David Gay, Grass Roots AirPark

GENERAL LOCATION: Groveland area – Property located approximately 1/2 mile NE of the intersection of SR 33 and Baptist Island Road and approximately 1/4 mile SE of SR 33 and Indigo Road. (32-21-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ordinance #2003-38 to allow construction of a barn and the keeping of horses on Lots 3A, and to construct hangars on Lot 3, prior to the construction of a single family residence.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 104+/acres

FUTURE LAND USE: Rural

TRACKING NO.: #1-05-CFD

CASE NO: PH#13-05-1

AGENDA NO: #11

OWNER: Pat Armentano, ACA Academy

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of US Hwy 441/27. (32/33-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for revocation of A + CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

EXISTING ZONING: CUP + Agriculture

SIZE OF PARCEL: 65+/acres

FUTURE LAND USE: Urban / Urban Expansion

TRACKING NO.: #33-05-CUP

CASE NO: CUP#05/4/2-4

AGENDA NO: #12

OWNER: FDEP, Parks and Recreation

REPRESENTATIVE: Michael Kinnison, Park Planner – “Rock Springs Run”

GENERAL LOCATION: Wekiva Springs area – Property located S of SR 46, E of CR 433 and W of Wekiva River Road, N of Orange County Line, and W of Seminole County line. (32/33-19-29)

APPLICANT’S PRESENT AND REQUESTED CLASSIFICATION: A request for a Conditional Use Permit (CUP) in A (Agriculture) to allow the construction and use of a bed and breakfast facility, equestrian trails, barn, caretaker’s residence, and camping facilities with restrooms and parking area.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 500+/acres

FUTURE LAND USE: Wekiva River Protection Area / Public Resource Lands

TRACKING NO.: #41-05-CP/AMD

CASE NO: PH#39-05-3

AGENDA NO: #13

OWNER: Adalbert Rios

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Tavares area – Property lying S of Old US Hwy 441 and SW'ly of David Walker Drive and N of the Railroad. (27-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend CP Ordinance #43-82 to allow the uses of vehicular sales, vehicular detailing (without oil change) and professional offices.

EXISTING ZONING: CP (Planned Commercial)

SIZE OF PARCEL: 0.83 +/-acres

FUTURE LAND USE: Urban

TRACKING NO.: #42-05-CUP

CASE NO: CUP#05/4/1-5

AGENDA NO: #14

OWNER: Harbor Hills Development, LP

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Lady Lake area – Property lying E'ly of Marion County Road and N of Lake Griffin Road. (12-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a Conditional Use Permit (CUP) in R-1 (Rural Residential) to allow the storage of RV's/boat.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 4.33 +/-acres

FUTURE LAND USE: Suburban

TRACKING NO.: #39-05-MP

CASE NO: PH#37-05-3

AGENDA NO: #15

OWNER: Gary & Carole I. Scherb

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Mt Dora / Tavares area – Property lying E of Bay Road, S of the ACL Railroad.
(26-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to MP (Planned Industrial) to allow for general warehousing, mini-warehouses, professional/medical offices, personal care services, research services, vehicle storage, consumer services and repair.

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 0.52+/acres

FUTURE LAND USE: Urban